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TO LET

161 Constitution Street, Leith, Edinburgh, EH6 7AD

- ✔ Prestigious, B-listed office building
- ✔ Single occupier opportunity available on flexible terms
- ✔ Located adjacent to Foot of the Walk tram stop required
- ✔ Benefits from extensive storage space and 6 car parking spaces
- ✔ Approximate Net Internal Area of 460.60 sq m (4,958 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal areas:

Floor	Section	Sq M	Sq FT
B	Storage	208.4	2,243
GF	Villa	86.47	931
FF	Villa	81.7	879
2F	Villa	84.1	905

Total Net Internal Area Villa **460.60** **4,958**

The storage can be included or excluded in a leased occupation. Alternatively, it could be let separately to suit a specific requirement.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a rateable value of £30,700. The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/2025. For properties with an RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The villa is served by mains electricity and water. Apportionments for each utility are made by the landlord with further details provided on request.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is C.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party will meet their own costs with the ingoing tenant liable for any Registration Dues or LBTT.

ENTRY

Upon payment of a deposit and completion of a License to Occupy.

LOCATION

The Leith area of Edinburgh lies approximately 3 miles north of Princes Street in the city centre.

Constitution Street connects Leith Walk with Leith's bustling Shore district where there is a wide range of cafes, restaurants and bars. The property itself is located on the east side of Constitution Street at its junction with Laurie Street.

Nearby occupiers include Leith Victoria AAC, Leith Dockers Club and various retailers at the nearby Newkirkgate Shopping Centre.

The area is well served by public transport with the Foot of the Walk tram stop only two minutes' walk from the property.

Metered car parking is available in the vicinity.

DESCRIPTION

The subjects comprise a stone-built category B-listed villa contained beneath a pitched and slated roof.

Constructed in approximately 1802, the property was built over a vaulted cellar with office accommodation arranged over ground, first and second floors. There is a two-storey extension attached which can be accessed separately from 22 Laurie Street. This area is available for let separately however could be included within 161 Constitution Street to meet larger requirements.

The original villa provides a mixture of open plan and cellular space including a boardroom, private offices and meeting rooms with kitchen and WC facilities.

Beneath the subjects is an extensive cellar area suitable for storage.

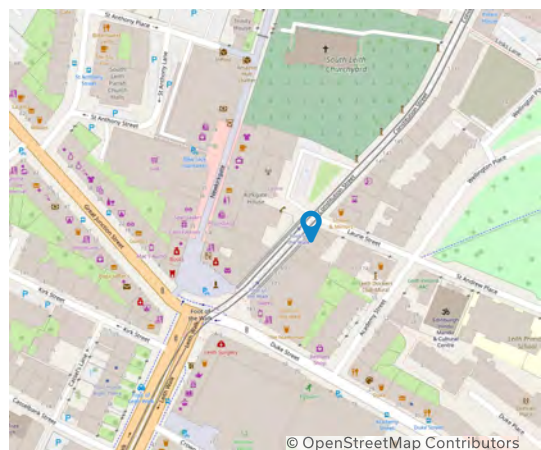
To the rear of the building is a private car park accessed from Laurie Street for up to 6 vehicles in a tandem arrangement.

RENT

Our client is seeking rental offers over £35,000 per annum to grant a new Lease or License to Occupy. The basement is excluded from the quoting rent however if an area of storage is required this can be rentalised accordingly.

TERMS

The premises are available for lease on the basis of flexible lease terms.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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